



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Richard J. Bruckner
Director

May 9, 2013

TO: Gina Natoli
Hearing Officer

FROM: Tyler Montgomery *TM* *MC*
Zoning Permits West Section

SUBJECT: PROJECT NO. R2011-01507-(1)
CONDITIONAL USE PERMIT NO. 201100143
ENVIRONMENTAL ASSESSMENT NO. 201100233
May 21, 2013 Public Hearing
Agenda Item No. 5

The applicant, Ali Amin, requests a conditional use permit ("CUP") for the demolition of two existing auto body and repair businesses and construction of a new auto body and repair business on a 1.10-acre parcel. The project site is located at 14900 Valley Boulevard in the Puente Zoned District and within the Avocado Heights Community Standards District ("CSD").

Regional Planning staff had prepared an analysis and recommendation for the above project. However, today, May 9, 2013, the applicant's representative, Mr. Oscar Ensafi, informed staff that the applicant would like to change the size and layout of proposed buildings on the site. This will require a new analysis by Regional Planning, as well as new clearances from the Los Angeles County departments of Fire, Public Works, and possibly Public Health.

Due to this late revision on the part of the applicant, staff recommends that the public hearing for this project be continued to a date certain—preferably June 18 or July 2, 2013. This will hopefully give the applicant sufficient time to obtain these clearances as well as for Regional Planning staff to prepare another analysis.

MK:TM